



September 1, 2026

Members of the Auburn Bay Residents Association
Auburn Bay, Calgary, Alberta

Dear Members:

**RE: Notice of the 2026 Annual General Meeting
Thursday, October 1, 2026 @ 7:00 P.M.
In-Person @ Auburn House**

Enclosed please find, the Notice of the Annual General Meeting (AGM) for the Association, the Meeting Minutes of the AGM held on October 2, 2025, the Report of the Board of Directors, the Audited Financial Statements for the 2025-2026 fiscal year, the Information Circular, Proxy Form, and proposed form of Ordinary Resolution in respect of a loan for the shoreline remediation.

Please review the enclosed information and plan to attend the AGM or send your proxy form in as indicated. The AGM is being held at **7:00 P.M. on Thursday, October 1, 2026** at Auburn House, located at 200 Auburn Bay Blvd S.E.

Please assist your volunteer Board of Directors by attending the AGM or sending in your proxy form. Please note that the Auburn Bay Residents Association currently has vacancy for **three (3) Resident Directors**. If you are interested in being nominated for the Board of Directors, or have any questions about the enclosed, please contact the General Manager, Chrissie Rozak by email at gm@auburnbay.org.

On behalf of your Board of Directors, we look forward to your participation.

Yours truly,

AUBURN BAY RESIDENTS ASSOCIATION

**DAVID
FIDA**
President

**JP
SANDHU**
Vice-President

**PAUL
MEYER**
Treasurer

**MARC
DEMETER**
Secretary

**HEATHER
COOK**
Resident
Director

**FRED
LAUZON**
Resident
Director

**LAINÉ
HORSFIELD**
Resident
Director

**LOGAN
BAILEY**
Resident
Director

**BEN
GILCHRIST**
Resident
Director



Notice of 2026 Annual General Meeting & Information Circular

AUBURN BAY RESIDENTS ASSOCIATION NOTICE OF ANNUAL MEETING OF VOTING MEMBERS

TAKE NOTICE, that the Annual Meeting of the Voting Members of the AUBURN BAY RESIDENTS ASSOCIATION (the "Company") will be held at AUBURN HOUSE, 200 Auburn Bay Blvd S.E., Calgary, Alberta, on **Thursday, October 1, 2026 at 7:00 P.M.** (MST) for the following purposes:

- 1) To receive the minutes of the AGM held on October 2, 2025;
- 2) To receive the Report of the Directors of the Company;
- 3) To receive the Audited Financial Statements for the fiscal year ended March 31st, 2026;
- 4) To establish the number of Directors to hold office until the next Annual General Meeting and to elect such Directors;
- 5) To consider and vote on an ordinary resolution to authorize the Directors of the Company to borrow money to remediate the shoreline, such borrowed amount being approximately \$3,900,000, in the form attached hereof;
- 6) To appoint BDO Canada LLP as Auditor for the fiscal year ending March 31st, 2027;
- 7) To transact such other business as may properly come before the Meeting or any adjournment thereof.

THIS NOTICE SHOULD BE READ IN CONJUNCTION WITH THE INFORMATION CIRCULAR ACCOMPANYING THIS NOTICE.

Dated at Calgary, Alberta, this 1st day of September 2026:

BY ORDER OF THE BOARD OF DIRECTORS

MARC DEMETER, Secretary

TO ALL VOTING MEMBERS:

IF YOU ARE NOT ABLE TO BE PRESENT AT THE ABOVE MEETING, PLEASE DATE, SIGN AND RETURN THE ACCOMPANYING PROXY IN PERSON TO AUBURN HOUSE:

200 AUBURN BAY BLVD. S.E.
CALGARY, ALBERTA, T3M 0A4
"ATTENTION: CHRISSIE ROZAK"

PROXIES ARE TO BE RECEIVED AT AUBURN HOUSE NO LATER THAN **5:00 P.M. ON TUESDAY, SEPTEMBER 29, 2026.**
ALL PROXIES MUST BE IN WRITING AND SIGNED BY THE VOTING MEMBER.



2025 ANNUAL GENERAL MEETING OF MEMBERS MEETING MINUTES

Place: In-Person Meeting at Auburn House

Date: October 2, 2025

Time: 7:00 P.M.

1. **Victoria Winder** acted as Chairperson of the meeting. The Annual General Meeting was called to Order at 7:06pm.
2. The Chairperson asked David Bissett to act as Secretary of the meeting.
3. The Chairperson requested Leslie Evans & Kenzie McRae, from the Federation of Calgary Communities to act as Scrutineer(s) for the meeting, with the consent of the Voting Members. As there was no objection, the Chairperson appointed Leslie Evans & Kenzie McRae as Scrutineer(s).
4. The Chairperson stated that unless otherwise specified, all items to be approved by the Voting Members are by way of ordinary resolution, requiring the lesser of 20 of the Voting Members or ten percent (10%) present in person or by proxy to vote in favor. The Chairperson stated that votes are to be by show of voting cards, or by poll if demanded by 10% of the Voting Members.
5. The Chairperson asked for a motion dispensing with reading of the Notice calling the meeting. **Ed Oke** so moved. **Marc Demeter** seconded the motion. All in favor. The Chairperson declared the motion carried.
6. The Chairperson asked the Secretary to provide proper proof of mailing the Notice of the Meeting to the Members. David Bissett confirmed he had a Certificate signed by Wendy Publicover from Carbon Graphics Group, as well as a receipt from Canada Post, proving proper mailing the Notice of the Meeting to the Members. In addition to a report from Mail Chimp for those households who received their AGM packages via email. The Chairperson asked that it be filed in the Minute Book along with the Minutes of this Meeting.
7. The Chairperson then stated that pursuant to the Association's articles, the lesser of twenty (20) or ten percent (10%) of the Voting Members either personally present or represented by proxy constitutes a quorum, and that at least 20 Voting Members either present or represented by proxy would constitute a quorum. The Chairperson asked the Scrutineer for his report. The Scrutineer reported that there were **59** Voting Members either present at the meeting, or represented by proxy.
8. The Chairperson declared the meeting to be duly called and properly constituted for business.
9. The Chairman proposed that the Members approve the Minutes of the Annual General Meeting held on October 3, 2024, appended to the Notice of Meeting and Information Circular. **Carla Obuck** motioned to approve the Minutes of the Annual General Meeting held on October 3, 2024. **David Bissett** seconded the motion. All in favor. The Chairperson declared the motion carried.
10. The Chairman asked for a motion to dispense with reading of the Directors' Report for the fiscal year of April 1, 2024 through March 31, 2025, also appended to the Notice of Meeting and Information Circular. **Ed Oke** moved that the reading of the Director's Report be dispensed with. **Heather Cook** seconded the motion. All in favor. The Chairperson declared the motion carried.
11. The Chairperson then proposed to receive, as information, the Auditor's Report and Financial Statements of the Association for the year ended March 31st, 2025. **Ed Oke** then reviewed the Financial Statements via a pre-recorded video and the Board answered related questions.
12. The Chairperson indicated that the next item of business was the election of Directors. The Chairperson stated that ten (10) Directors be elected and serve until the next Annual General Meeting of the Association. The Chairperson asked for a motion to this effect. **Rob Gray** moved that ten (10) Directors be elected to serve until the next Annual General Meeting of the Association. **Heather Cook** seconded the motion. All in favor. The Chairperson declared the motion carried.
13. The Chairperson announced that there are currently eight (8) vacant positions on the Board. As per the Articles of Association the current Directors will remain and serve another one (1) year, and remaining Directors will be newly elected to serve a full two (2) year term. The following Directors will remain on the board for one (1) year:

- JP Sandhu
 - Paul Meyer
14. The following Members in Good Standing have indicated an interest in being nominated as Directors of the Association, to hold office for a two (2) term or until their successors are elected or appointed:
- Heather Cook
 - Fred Lauzon
 - Marc Demeter
15. The Chairperson then asked for a motion to nominate these individuals. **Ed Oke** moved to nominate the above persons as Directors of the Association, to hold office until the next Annual General Meeting or until their successors are elected or appointed. **JP Sandhu** seconded the motion. All in favor. The Chairperson declared the motion carried.
16. The Chairperson announced that the following members in good standing have also put their name forward to be nominated as Directors of the Association:
- David Fida
 - Laine Horsfield
 - Logan Bailey
 - Oscar Halaguena
 - Benjamin Gilchrist
17. The Chairperson asked if there were any further nominations. The Secretary noted that there were no further nominations.
18. The Chairperson then asked for a motion to nominate these individuals to the Board. **Heather Cook** moved to nominate these individuals to the Board. **JP Sandhu** seconded the motion. All in favor. The Chairperson declared the motion carried.
19. The Chairperson then asked for a motion that nominations be closed. **Heather Cook** moved that the nominations for Directors be closed. **Marc Demeter** seconded the motion. All in favor. The Chairperson declared the motion carried.
20. The Chairperson stated that the nomination of Directors does not require an election, as eight (8) persons have been nominated and there are eight (8) Resident Directors are required. The Chair then declared that **Heather Cook, Fred Lauzon, Marc Demeter, David Fida, Laine Horsfield, Logan Bailey, Oscar Halaguena, and Benjamin Gilchrist** had all been elected to serve on the Auburn Bay Residents Association Board of Directors for a two (2) year term, or until their successors are elected or appointed.
21. The Chairperson then asked for a motion to elect as Directors, the persons nominated, to hold office for a two (2) year term or until their successors are elected or appointed. **JP Sandhu** so moved. **Ed Oke** seconded the motion. All in favor. The Chairperson declared the motion carried.
22. The Chairperson then stated that the next item on the Agenda was the appointment of the Auditor. The Chairperson asked for a motion that the Board of Directors appoint BDO Canada as Auditor of the Association for the fiscal period ending March 31st, 2026, and that the Directors be authorized to fix remuneration. **Heather Cook** so moved. **JP Sandhu** seconded the motion. All in favor. The Chairperson declared the motion carried.
23. The Chairperson then asked for a motion to destroy the proxy votes and ballots from this year's Annual General Meeting immediately following the conclusion of the meeting. **Ed Oke** moved that the proxy votes and ballots be destroyed. **Rob Gray** seconded the motion. All in favor. The Chairperson declared the motion carried.
24. The Chairperson then asked if there was any further business to transact at the Annual General Meeting of the Association. There was none.
25. The Chairperson then asked for a motion to terminate the meeting.
26. At 7:46 p.m., **Carla Obuck** moved that the meeting be terminated. **David Bissett** seconded the motion. All in favor. The Chairperson declared the motion carried, and the meeting adjourned.



MARC DEMETER, Secretary



Report of the Auburn Bay Residents Association Board of Directors

April 1, 2025 – March 31, 2026

The Auburn Bay Residents Association (ABRA) is a not-for-profit company incorporated under the Alberta Companies Act. All homeowners (including members of their family and tenants) in Auburn Bay are consequentially members of the Association.

Board of Directors

The purpose of the Association is to own and operate, for the exclusive use of the members, the Auburn House facility, Auburn Lake & Park, and various subdivision features and amenities within. The Board of Directors administers the ABRA, which currently consists of nine (9) members-in-good-standing (residents) of the community. The Board recommends a maximum of ten (10) Directors. This governing body meets on a regular basis to ensure policies are properly set and Rules & Regulations are legislated; review and approve the annual operating budget (including setting annual fees); be the voice of their fellow residents for ABRA-related issues and participate in community events.

Auburn House Facility, Lake & Park

Auburn House is a 13,000+ square foot facility within a 13-acre park, which contains:

- Large Banquet Room
- Office Space
- Skate Change Area
- Full Size Gymnasium
- 43 acre Lake
- Large Sandy Beach
- Boat Dock
- Fishing Dock
- Boathouse
- Irrigation Building
- Volleyball Courts
- Tennis Courts
- Basketball Nets
- Picnic Shelters – Six (6)
- Waterfall & Creek
- Amphitheatre
- Pathways
- Pleasure Skating Rink
- Toboggan Hill
- Gatehouse
- Concession

Auburn House provides a space for rentals, and quality programming and events to nurture an active connected community, offering valuable amenities for the ABRA member residents and guests.

As of March 31, 2026 Auburn House was operating with ten (10) full time and one (1) part-time staff which consisted of:

- General Manager
- Operation Manager
- Events Manager
- Program Manager
- Office Manager
- Capital Projects Manager | Part Time
- Resident Relations Coordinator
- Safety Coordinator
- Bookkeeper
- In-Park Supervisor x 2

In addition, there were ten (10) part-time Customer Service Representatives and ten (10) part time Maintenance employees. The Auburn Bay RA staff are responsible for the day-to-day operations of Auburn House facility, lake, and park, along with the planning and delivery of exceptional programs and events throughout the year and maintaining Auburn Bay community features.

Financial

The annual operating costs of the ABRA - including Auburn House Facility, Lake & Park, and the various subdivision features/amenities, are the responsibility of the Members through the payment of mandatory fees, pursuant to a Rent Charge Encumbrance registered on each lot title. The amount is subject to an annual review. After careful review

of the 2025-26 operating budget, the ABRA Board of Directors approved a 3% fee increase over the prior year. The 2025-2026 fee structure is as follows (not including GST): \$484.44 Standard Lot; \$666.12 Lake Access Lot; \$968.84 Lake Shore Lot.

A copy of the 2026-27 Operating Budget is available for review online at www.AuburnBayRA.ca or upon request at Auburn House. The enclosed Audited Financial Statements are prepared up to March 31st, 2026.

Authorization to Borrow Money

Management has determined that it is advisable to undertake repairs to remediate the shoreline and, to facilitate same, proposes that the Board of Directors be authorized to borrow money to finance such repairs, such borrowed amount being approximately \$3,900,000, in accordance with the form of resolution attached to the Notice of 2026 Annual General Meeting & Information Circular.

Appointment of Auditor

The Board of Directors proposes to appoint BDO Canada LLP as Auditor for the company for the 2026-2027 Fiscal Year.

Dated this 1st day of September, 2026.

BY ORDER OF THE BOARD OF DIRECTORS



MARC DEMETER, Secretary

**DAVID
FIDA**
President

**JP
SANDHU**
Vice-President

**PAUL
MEYER**
Treasurer

**MARC
DEMETER**
Secretary

**HEATHER
COOK**
Resident
Director

**FRED
LAUZON**
Resident
Director

**LAINE
HORSFIELD**
Resident
Director

**LOGAN
BAILEY**
Resident
Director

**BEN
GILCHRIST**
Resident
Director

AUBURN BAY RESIDENTS ASSOCIATION

FINANCIAL STATEMENTS

March 31, 2026

Independent Auditor's Report

To the Board of Directors of Auburn Bay Residents Association

Opinion

We have audited the financial statements of Auburn Bay Residents Association (the "Association"), which comprise the statement of financial position as at March 31, 2026, and the statements of operations, changes in net assets and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Association as at March 31, 2026, and the results of its operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Association in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Association or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Association's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.



As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Association's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Association to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

BDO Canada LLP

Chartered Professional Accountants

Calgary, Alberta
August 12, 2026

AUBURN BAY RESIDENTS ASSOCIATION
Statement of Financial Position
As at March 31

	2026	2025
CURRENT ASSETS		
Cash and cash equivalents	\$ 2,151,971	\$ 1,871,880
Accounts receivable	11,477	21,295
Short-term investment (Note 2)	145,000	-
Prepaid expenses	65,195	57,701
	<u>2,373,643</u>	<u>1,950,876</u>
CAPITAL ASSETS (Note 3)	15,225,365	15,471,365
LONG TERM INVESTMENT (Note 2)	<u>485,000</u>	<u>780,000</u>
	<u>\$ 18,084,008</u>	<u>\$ 18,202,241</u>
CURRENT LIABILITIES		
Accounts payable and accrued liabilities (Note 4)	\$ 218,582	\$ 156,932
Demand loan (Note 5)	1,028,943	1,368,608
Deferred revenue	1,482,031	1,430,148
	<u>2,729,556</u>	<u>2,955,688</u>
DEFERRED CONTRIBUTIONS RELATED TO CAPITAL ASSETS (Note 6)	922,101	1,065,017
	<u>3,651,657</u>	<u>4,020,705</u>
NET ASSETS INVESTED IN CAPITAL ASSETS	13,274,321	12,581,241
UNRESTRICTED NET ASSETS	1,158,030	1,600,295
	<u>14,432,351</u>	<u>14,181,536</u>
	<u>\$ 18,084,008</u>	<u>\$ 18,202,241</u>

Commitments (Note 7)

Approved on behalf of the Association:

Signed by:  , Director
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2026-08-10 | 13:54:29 PDT

Signed by:  , Director
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2026-08-12 | 11:01:42 PDT

AUBURN BAY RESIDENTS ASSOCIATION
Statement of Operations
For the year ended March 31

	2026	2025
REVENUES		
Membership fees	\$ 3,381,999	\$ 3,283,576
Programming	284,695	212,799
Amortization of deferred contributions (Note 6)	142,915	142,915
Facility rental	112,792	75,125
Gain on sale of capital assets	2,587	817
Interest and other	134,702	118,682
Maintenance contracts	12,105	10,525
	<u>4,071,795</u>	<u>3,844,439</u>
EXPENSES		
Administration	276,807	284,464
Amenity maintenance	345,466	374,513
Amortization of capital assets:		
Contributed (Note 6)	142,915	142,915
Purchased	256,988	249,448
Facility operations and maintenance	2,398,140	2,288,700
Interest on demand loan	60,535	103,702
Maintenance contracts	116,046	112,021
Programming	224,083	224,018
	<u>3,820,980</u>	<u>3,779,781</u>
EXCESS OF REVENUES OVER EXPENSES	<u><u>\$ 250,815</u></u>	<u><u>\$ 64,658</u></u>

AUBURN BAY RESIDENTS ASSOCIATION
Statement of Changes in Net Assets
For the year ended March 31

	Net Assets Invested in			
	Capital	Unrestricted	2026	2025
Net assets, beginning of year	\$ 13,037,740	\$ 1,143,796	\$ 14,181,536	\$ 14,116,878
Excess of revenues over expenses	(262,620)	513,435	250,815	64,658
Payment of debt on capital assets	339,665	(339,665)	-	-
Invested in capital assets	162,123	(162,123)	-	-
Gain on sale of capital assets	(2,587)	2,587	-	-
NET ASSETS, END OF YEAR	\$ 13,274,321	\$ 1,158,030	\$ 14,432,351	\$ 14,181,536

AUBURN BAY RESIDENTS ASSOCIATION
Statement of Cash Flows
For the year ended March 31

	<u>2026</u>	<u>2025</u>
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		
Cash received from membership fees and other	\$ 3,443,131	\$ 3,477,747
Cash received from facility rental	119,142	87,213
Cash received from programming	272,695	252,946
Cash received from maintenance contracts	12,105	10,525
Cash received from interest and other	131,103	131,126
Cash spent on operations	(3,296,568)	(3,314,455)
Cash spent on interest payments	(60,535)	(103,703)
	<u>621,073</u>	<u>541,399</u>
CASH FLOWS USED IN FINANCING ACTIVITIES		
Cash repayments on demand loan	<u>(339,665)</u>	<u>(456,799)</u>
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		
Cash spent on acquisition of capital assets	(162,123)	(234,441)
Cash spent on purchase of investments	-	-
Cash received from redemption of investments	150,000	450,000
Proceeds on disposal of capital assets	10,806	-
	<u>(1,317)</u>	<u>215,559</u>
NET CHANGE IN CASH AND CASH EQUIVALENTS	280,091	300,459
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR	<u>1,871,880</u>	<u>1,571,421</u>
CASH AND CASH EQUIVALENTS, END OF YEAR	<u><u>\$ 2,151,971</u></u>	<u><u>\$ 1,871,880</u></u>

AUBURN BAY RESIDENTS ASSOCIATION

Notes to the Financial Statements

March 31, 2026

1. SIGNIFICANT ACCOUNTING POLICIES

a) Purpose

The Auburn Bay Residents Association (the "Association") was incorporated as a not-for-profit corporation on February 24, 2005 under Section 9 of the Companies Act of the Province of Alberta, R.S.A. 1980. As such, the Association is exempt from income tax under Section 149 of the Income Tax Act. The Association owns and operates amenities for the use of its members, the residents of Auburn Bay.

b) Basis of accounting

The financial statements of the Association have been prepared by management in accordance with Canadian accounting standards for not-for-profit organizations ("ASNPO").

c) Revenue recognition

The Association uses the deferral method of accounting for contributions. Contributions of capital assets or funds for the purchase of capital assets which are subject to amortization are deferred and amortized on the same basis of those capital assets. Contributions of capital assets or funds for the purchase of assets which are not subject to amortization are recorded as a direct increase to net assets.

Membership, program, facility rental and maintenance fees are recognized as revenue in the year to which they relate. Restricted contributions are recognized as revenue in the year in which related expenses are incurred. Unrestricted contributions, such as grants and donations not designated for a specific purpose, are recognized as revenue when received, or if the amount can be reasonably estimated and collection is reasonably assured.

Interest and other income is recorded on an accrual basis in the period in which it is earned.

Deferred revenue includes membership, rental and program fees that arise from receipt of payments in advance of the period in which they will be earned.

Government assistance is recognized on a monthly basis when it is earned, when the amount is estimable and collection is reasonably assured.

d) Use of estimates

In accordance with ASNPO, estimates and assumptions are made by management in the preparation of these financial statements. These estimates may impact the amounts included in the financial statements. The most significant of these estimates are related to the estimated useful life of the capital assets and accounts payable and accrued liabilities. Actual results could differ from these estimates.

AUBURN BAY RESIDENTS ASSOCIATION

Notes to the Financial Statements

March 31, 2026

1. SIGNIFICANT ACCOUNTING POLICIES, CONTINUED

e) Capital assets

Capital assets purchased by the Association are recorded at cost. Capital assets contributed to the Association are recorded at fair value on the date of contribution.

Amortization is based on estimated useful life calculated on a straight-line basis as follows:

Auburn House	40 years
Furniture and equipment	5 years
Vehicles	10 years
Park amenities	25 years

Land is not subject to amortization.

f) Cash and cash equivalents

Cash and cash equivalents consists of balances held at financial institutions and guaranteed investment certificates with a maturity date that is less than 90 days after year-end.

g) Investments

Investments are initially recorded at fair value and subsequently accounted for at cost plus accrued interest. Short-term investments include guaranteed investment certificates that mature within 12 months from the year-end date. Long-term investments include guaranteed investment certificates that mature more than 12 months after the year-end date.

h) Impairment of long-lived assets

Capital assets are tested annually for impairment where impairment indicators are present. This would occur if an item no longer contributes to the Association's ability to provide services. Any excess of the item's carrying value, with no long-term service potential, over its residual value is recognized as an expense of the period.

i) Financial instruments

The Association's financial instruments consist of cash and cash equivalents, accounts receivable, short and long term investments, accounts payable and accrued liabilities, and demand loan. All financial instruments are initially measured at fair value and subsequently measured at amortized cost.

Financial assets are tested for impairment when changes in circumstances indicate that the asset could be impaired. Transaction costs on the acquisition and sale of financial instruments are expensed for those items re-measured at fair value at each balance sheet date and charged to the financial instrument for those measured at amortized cost.

AUBURN BAY RESIDENTS ASSOCIATION
Notes to the Financial Statements
March 31, 2026

2. INVESTMENTS

Short-term investments include a guaranteed investment certificate for \$145,000, maturing in March 2027, with an interest rate of 4.30%.

Long-term investments include a guaranteed investment certificate totaling \$485,000, maturing in March 2029 (2025 – \$780,000), with interest rate of 4.05% (2025 – 4.40%, 4.30%, and 4.05%).

3. CAPITAL ASSETS

	March 31, 2026		
	Cost	Accumulated Amortization	Net Book Value
Auburn House	\$ 5,045,024	\$ 1,780,026	\$ 3,264,998
Furniture and equipment	585,784	506,364	\$ 79,420
Vehicles	525,235	269,821	\$ 255,414
Park amenities	4,814,484	2,986,830	\$ 1,827,654
	10,970,527	5,543,041	5,427,486
Land	9,750,000	-	9,750,000
Construction in-progress	47,879	-	47,879
	\$ 20,768,406	\$ 5,543,041	\$ 15,225,365

	March 31, 2025		
	Cost	Accumulated Amortization	Net Book Value
Auburn House	\$ 5,035,000	\$ 1,654,217	\$ 3,380,783
Furniture and equipment	638,597	530,123	\$ 108,474
Vehicles	429,465	224,202	\$ 205,263
Park amenities	4,821,095	2,794,250	\$ 2,026,845
	10,924,157	5,202,792	5,721,365
Land	9,750,000	-	9,750,000
	\$ 20,674,157	\$ 5,202,792	\$ 15,471,365

Brookfield Residential (Alberta) LP ("Brookfield Residential") transferred to the Association title for land and park amenities on January 29, 2007, for a nominal amount. The land and additional assets were recorded at fair value at the transfer date.

AUBURN BAY RESIDENTS ASSOCIATION
Notes to the Financial Statements
March 31, 2026

4. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

Government remittances of \$59,048 (2025 - \$57,940) are included in accounts payable and accrued liabilities at year-end.

5. DEMAND LOAN

In May 2013, ATB provided the Association with a demand loan. This loan bears interest at the ATB prime rate plus 0.25% per annum (2025 - ATB prime rate plus 0.25% per annum), is due on demand and is payable in blended monthly interest and principal payments of \$33,350 (2025 - \$33,350), maturing August 31, 2026. The loan is secured by a general security agreement covering the Association's present and after acquired property and proceeds, a first mortgage agreement registered against the property, and a postponement from Maximum Financial Services Inc.

	<u>2026</u>	<u>2025</u>
ATB demand loan	<u>\$ 1,028,943</u>	<u>\$ 1,825,107</u>

The loan is expected to be renewed each year under similar terms, and as such the principal payments estimated to be required in each of the next five years and thereafter are as follows:

2027	\$ 359,495
2028	376,714
2029	292,734
	<u>\$ 1,028,943</u>

6. DEFERRED CONTRIBUTIONS RELATED TO CAPITAL ASSETS

Deferred contributions are related to capital assets contributed to the Association by Brookfield Residential and a government grant received for the construction of park amenities.

The balance consists of \$3,479,810 (2025 - \$3,479,810) less accumulated amortization of \$2,557,709 (2025 - \$2,414,794). The land contributed by Brookfield Residential in 2008 is not subject to amortization and was therefore recorded as a direct increase to net assets.

AUBURN BAY RESIDENTS ASSOCIATION

Notes to the Financial Statements

March 31, 2026

7. COMMITMENTS

The Association has lease commitments for office equipment, software and service contracts. Future minimum payments over the remaining terms of the leases are as follows:

2026	\$	34,032
2027		17,604
	\$	<u>51,636</u>

8. OPTIONAL AMENITY AGREEMENT

The Association signed an Optional Amenity Agreement with the City of Calgary on September 13, 2016, in which the Association intends to build additional amenities on lands owned by the City of Calgary. Under the terms of the Agreement, the amenities shall be deemed to be owned by the Association; the Association shall maintain the amenities for a period of 5 years after the City issues its final acceptance certificate for the lands; if the Association fails to make necessary repairs and maintenance during the term, the City shall undertake the repairs and maintenance and be reimbursed by the Association; and payment to the City of Calgary in the amount of \$146,638 must be made which will be kept by the City in a bank account separate from general revenue and used only for the repair, maintenance or removal of the amenities when the Agreement ends or is earlier terminated.

As the developer of the community, Brookfield Residential paid the initial \$146,638 in the Optional Amenity Agreement and does not expect to recover the amounts upon termination of the Agreement.

AUBURN BAY RESIDENTS ASSOCIATION

Notes to the Financial Statements

March 31, 2026

9. FINANCIAL INSTRUMENTS

The Association, through its financial assets and liabilities, has exposure to the following risks from its use of financial instruments: interest rate risk, credit risk and liquidity risk. The Association manages its exposure to these risks by operating in a manner that minimizes its exposure to the extent practical. There has been no change in the risk exposure since prior year. The risks and related management strategies are discussed below:

a) Interest rate risk

The Association is exposed to interest rate cash flow risk as a result of its floating rate debt, whereby the cash flows required to service the debt will fluctuate with changes in market rates.

b) Credit risk

The Association is exposed to credit risk through its cash and accounts receivable.

The Association's credit risk is primarily attributable to its accounts receivable. The accounts receivable represents annual charges not collected from members. The risk is mitigated due to the fact that the Association takes legal action on overdue accounts and places a lien on the property of the member and will collect the annual charge upon sale of the home if the member chooses not to pay the annual charge. The credit risk on cash is limited because the counterparty is a major Canadian financial institution.

c) Liquidity risk

Liquidity risk is the risk that the Association would encounter difficulty in meeting its financial obligations.

Liquidity risk includes the risk that the Association will not have sufficient funds to settle a transaction on the due date. Liquidity risk arises from the accounts payable and accrued liabilities and demand loan.



Information Circular

GENERAL INFORMATION & PROXY STATEMENT

SOLICITATION OF PROXIES

This Information Circular is furnished in connection with the solicitation of proxies by management of the AUBURN BAY RESIDENTS ASSOCIATION (the "Company") for use at the Annual General Meeting (the "Meeting") of Voting Members of the Company, to be held at **AUBURN HOUSE, 200 Auburn Bay Blvd. S.E.**, Calgary, Alberta, on **Thursday, October 1, 2026 at 7:00 P.M.** (MDT). All expenses incurred in connection with the solicitation of proxies will be borne by the Company. Solicitation will be made primarily by mail, but proxies may also be solicited by Directors, officers, and employees of the Company.

APPOINTMENT AND REVOCATION OF PROXIES

A Voting Member desiring to appoint a person (who must also be a Voting Member in Good Standing) to represent him/her at the Meeting may do so by inserting such person's name in the blank space provided. The completed proxy must be delivered, in person, by the Voting Member giving the proxy, to the address indicated below, no later than 48 hours (excluding Saturday, Sundays and Holidays) before the time of the Meeting:

**c/o: Auburn Bay Residents Association
200 Auburn Bay Blvd. S.E., Calgary, Alberta, T3M 0A4
"ATTENTION: General Manager"**

Proxies must be in writing, signed and delivered in person by the Voting Member giving the proxy, no later than **5:00 P.M. on TUESDAY, SEPTEMBER 29, 2026**, or they will be invalid.

A Voting Member may revoke a form of proxy previously given by delivering another proper form of proxy bearing a later date than the previously given form of proxy, or by delivering an instrument in writing executed by the Voting Member or by his attorney, authorized in writing, in either case, to Auburn House at:

**c/o: Auburn Bay Residents Association
200 Auburn Bay Blvd. S.E., Calgary, Alberta, T3M 0A4
"ATTENTION: General Manager"**

EXERCISE OF DISCRETION BY PROXY

Proxies will be voted or withheld from voting in accordance with the Voting Member's instructions contained therein. The form of Proxy also confers authority on the persons named therein to vote with respect to any other matters that may properly be brought before the Meeting. At the date hereof, management knows of no other such matters.

VOTING BY VOTING MEMBERS

Only Members on record in good standing at the close of business on the **1st day of September 2026** are entitled to vote at the Meeting, each Voting Member being entitled to one (1) vote. Voting Members are defined in the Articles of Association (the "Articles") of the Company as restricted to the Homeowner Members and Rental Members. A Homeowner Member is defined in the Articles as the registered owner or one of the registered owners of a single-family residential property, including a condominium unit located in the Auburn Bay Lands. A Rental Member means the registered owner or one of the registered owners of a multi-family residential rental project located in the Auburn Bay Lands. No Voting Member is entitled to vote at the Meeting if at the date of the meeting any sum due or payable to the Company by such Voting Member remains unpaid for at least forty-five (45) days following a written request for payment of same.

- a. *Where there is more than one owner of a property, there shall be only one Voting Member who shall be the person designated as the Voting Member by all the owners of the property. In the absence of such designation, the first person named as owner in the Certificate of Title or as Purchaser in an Agreement for Sale, shall be the Voting Member;*
- b. *Where a single-family residential property is owned by a corporation other than Brookfield (or another developer within the Auburn Bay Lands) the Voting Member shall be a person resident in said property and shall be designated by the corporation as the Voting Member;*
- c. *Where a Voting Member, including Brookfield, owns more than one single-family residential property in the Auburn Bay Lands, other than in the case of condominium units, that Voting Member shall be entitled to one (1) vote for each such property owned by the Voting Member;*
- d. *Where a single-family residential property or condominium unit is occupied by a tenant, such tenant may be designated by the otherwise designated Voting Member pursuant to (a) above, as the Voting Member by and instead of the owner(s) of such property;*
- e. *Where a rental project is involved, the registered owner or its designate, shall be the Voting Member and notwithstanding how many Tenant Members are residing in the rental project, it shall have only one (1) vote.*

As at the close of business on the **1st day of September 2026**, the Company had **6,664** Voting Members in good standing. The Company's Voting Members in-good-standing are the only Voting Members entitled to vote at the Meeting.

ELECTION OF DIRECTORS

At the Meeting, it is proposed that the total number of Directors for the company be established as no more than ten (10) until the next Annual General Meeting. It is proposed that THREE (3) Resident Directors be elected at the Annual General Meeting. The following persons are current Resident Directors and/or Shadow Officers of the Company, and have expressed an interest to stand for re-election for the ensuing term:

- JP Sandhu

The following residents in good standing have placed their name up for nomination for the ABRA Board of Directors:

- Alyssa McMasters
- Kelly Dickinson
- Matthew Makarenko

Nominations will also be sought at the meeting for the remaining Directors from the Members. Individuals should be aware of the fiduciary responsibilities of Directors generally. Members interested in standing for election at the meeting are invited to contact Chrissie Rozak in advance of the meeting by email at gm@auburnbay.org

The term of office for each person shall be two (2) years from the date of the Annual General Meeting of which they were elected. The following information is given with respect to the current Directors, and each nominee as a Director, including the length of time each Director has been a Director of the Company.

Name	Period Served as Director of Company	Principal Occupation
David Fida, President	1 years	Food & Beverage Manager Glencoe Golf & Country Club
JP Sandhu, Vice-President	2 years	Business Owner Pillar Capital & CSN Wine & Spirits
Paul Meyer, Treasurer	2 years	Sales & Network Operations
Marc Demeter, Secretary	3 years	Market Development Director - O&G LuminUltra Technologies
Heather Cook	3 years	Licensed Practical Nurse Alberta Health Services Alberta Children's Hospital
Fred Lauzon	3 years	Retired Industrial Plant Maintenance Millwright & Power Engineer
Laine Horsfield	1 years	IT Project Consultant
Logan Bailey	1 years	HVAC Technician Standard Mechanical
Ben Gilchrist	1 year	Leader, Special Projects

DIRECTORS COMPENSATION - Nil

PENSION PLAN – Nil

EXECUTIVE COMPENSATION AND PLANS - Nil

INCENTIVE SHARE OPTION PLAN FOR OFFICERS AND KEY EMPLOYEES - Nil

AUTHORIZATION TO BORROW MONEY

Management proposes that the Board of Directors be authorized to borrow money to assist in undertaking repairs to remediate the shoreline, in the anticipated amount of \$3,900,000 in accordance with the form of resolution attached hereto.

APPOINTMENT OF AUDITORS

Management proposes the Board of Directors appoint BDO Canada as Auditor for the Company for the 2026-2027 fiscal year.

CERTIFICATE

The foregoing contains no misstatement of a material fact and does not omit to state a material fact that is required to be stated or that is necessary to make a statement not misleading in light of the circumstances in which it was made.

BY ORDER OF THE BOARD OF DIRECTORS



MARC DEMETER, Secretary

The management of the Company knows of no amendment, variation or other matters to come before the Annual Meeting of Voting Members other than the matters referred to in the Notice of Meeting. However, if any other matter properly comes before the Meeting, the accompanying proxy will be voted on such matter in accordance with the best judgement of the person or persons voting such proxy.

DATED this 1st day of September 2026.

BY ORDER OF THE BOARD OF DIRECTORS



MARC DEMETER, Secretary

INSTRUCTIONS FOR PROXY FORMS

Appointment and Revocation of Proxies

A Voting Member desiring to appoint a person (who must also be a Voting Member in Good Standing) to represent him/her at the Meeting may do so by inserting such person's name in the blank space provided. The completed proxy must be delivered, in person, by the Voting Member giving the proxy, to the address indicated below, no later than 48 hours (excluding Saturday, Sundays and Holidays) before the time of the Meeting:

**Auburn Bay Residents Association
200 Auburn Bay Blvd S.E., Calgary, Alberta T3M 0A4
"Attention: Chrissie Rozak"**

Proxies must be in writing, signed and delivered in person by the Voting Member giving the proxy, no later than **5:00 P.M. on TUESDAY, SEPTEMBER 29, 2026**, or they will be invalid. A Member who has given a proxy may revoke it any time before it is exercised. A proxy may be revoked by instrument in writing or, if the Member is a corporation, should be signed by a duly authorized officer under corporate seal, by an officer or attorney thereof duly authorized, and delivered as indicated above, no later than **5:00 P.M. on TUESDAY, SEPTEMBER 29, 2026**.

Voting and Exercise of Discretion by Proxies

The persons named in the form of proxy will vote the Membership in respect of which they are appointed in accordance with the instructions indicated therein.

BY ORDER OF THE BOARD OF DIRECTORS



MARC DEMETER, Secretary